

★★★ **IMPORTANT INFO- PLEASE REVIEW THIS DOCUMENT UPON RECEIPT** ★★★

- **Please forward a copy of this document to your contractor, electrician and plumber.**
- It is the Applicant's responsibility to assure compliance with all inspections and codes.
- All approvals from required agencies must be received at Permits office prior to the issuance of an *Occupancy Permit*.
- The structure(s) subject to a building permit **may not be used or inhabited** until the City issues an *Occupancy Permit*.
- The Occupancy Permit will be mailed to the Applicant as it appears on Applicant's Address.
- Construction may not continue beyond the respective phase until the appropriate inspections have been conducted and passed.
- A complete set of approved plans **must** remain on the job site at all times.
- Structural Work **not ready** or **not accessible** for inspection at 8:30 a.m. on the pre-arranged day may be subject to additional fees.

Zoning – YOU must contact Community Development 301-759-6442 or 301-759-6456; 24 hrs prior to excavation:

- Proposed Building Location** - Inspected prior to excavation for zoning compliance. Building footprint clearly staked-out or painted.
- Sediment & Erosion Control** - All control devices in place and inspected prior to excavation.
- Final Inspection** – When project is complete, arrange for a final inspection with this office, before occupancy or use.

Structural – YOU must contact a qualified inspection agency of your choice for:

- Footer/Slab** (for walls, piers, columns) - Inspected after excavated and/or formed, reinforcement in place, prior to concrete pour.
- Foundation/Pier & Beam** - Inspected after completed, moisture-proofed, drain in place with stone cover and filter membrane, and before backfill (sub-slab grade, base course and perimeter insulation inspected if ready).
- Framing** - Inspected after all framing and sheathing completed, after all electric and plumbing service laterals and rough-in (including sub-slab piping and conduit) satisfactorily completed, other miscellaneous structural inspections completed, with acceptance stickers/tags affixed; sub-slab grade and base course inspected if not done in prior inspection; and before any insulation work or other concealment.
- Masonry Veneer Flashing** - Inspected when installed and while exposed.
- Insulation** - Inspected after all insulation is in place, vapor barriers are installed and properly oriented, attic ventilation is complete.
- Masonry Fireplace** – Inspect 8" throat height at start of smoke chamber. (2) Inspect fire stop before proceeding.
- Final** - Inspected after structure is complete; all utilities connected; final grading completed; all prior required inspections performed including, final electrical and plumbing inspection stickers affixed to breaker panel; completed documentation affixed to approved plan.



CONSULT YOUR CERTIFIED INSPECTION AGENT REGARDING REQUIREMENTS FOR THE FOLLOWING INSPECTIONS

Plumbing – YOU must contact a qualified inspection agency of your choice for the following inspection(s):

- Lateral/Service** (Water/Sewer) – EXAMPLES: Inspected when trenches are open, pipe installed to meter or first interior valve (water/sewer), and to interior or crawl space stub to cleanout (sanitary piping); and before connection to source; sub-slab piping installed to necessary grade and before gravel or soil cover.
- Rough** - EXAMPLES: Inspected when all DWV piping is anchored within walls, ceilings, and floors; clean-outs, traps, closet flanges and vents are installed; piping stubbed to fixture locations; system sealed with pressure testing; all water piping anchored within walls, ceilings and floors; water piping insulated, as required, with notch protection complete; plumbing stubbed to interior of room at fixture locations, sealed with pressure testing; all gas piping anchored in place within walls, ceilings and floors; piping stubbed to gas equipment and/or fixtures, with test; piping exposed at all locations.
- Final** - EXAMPLES: Inspected when all water, drainage and gas systems are installed complete; all fixtures connected and in finished condition; all equipment connected, tested and operational; final connections to utilities complete, trenches backfilled and graded; hot water tank filled and on; any necessary utility inspections completed and documented.

Electrical - YOU must contact a qualified inspection agency of your choice for the following inspection(s):

- Service** - EXAMPLES: Inspected upon completion of entrance, meter socket, meter, panel, main disconnect. Allegany Power Work Release # required.
- Rough**- EXAMPLES: Inspected upon complete installation of all wiring in walls, ceilings and under floors; pulled to main and sub-feed panels, conduit exposed, notching protection and boxes in place with wire pulled, and grounding in boxes complete.
- Final** - EXAMPLES: Inspected when all lights and fixtures are connected; receptacle and switch covers in place; equipment connected; alarms and low voltage control wiring complete; GFCI circuits connected; grounding system complete and fully operational; panel and sub-feed panel breakers installed; directory affixed to panel; all systems complete.

NOTICE REGARDING OCCUPANCY PERMITS: This Project is subject to the issuance of an *Occupancy Permit*. All aforementioned final inspections must be executed and satisfactorily passed prior to the occupation and use of the permitted structure.

STANDARD CONSTRUCTION PLAN ADDENDUM – 2016 BUILDING CODE

Codes Adopted by Reference

The following codes govern construction within the City of Cumberland
The Maryland Building Performance Standards (MBPS), as prescribed in COMAR 05.02.07.

- **2015 IBC** International Building Code
- **2015 IMC International Mechanical Code**
- 2011 NEC National Electrical Code
- 2015 IECC International Energy Conservation Code
- 2012 International Green Conservation Code
- 2015 National Standard Plumbing Code (illustrated with the Dept. of Labor Licensing and Regulation modifications)
- National Fuel Gas Code, ANSIZ223.1, NFPA 54,2012 Edition
- 2012 NFPA 101 Life Safety Code (with State Fire Marshal modifications)
- Maryland State Fire Prevention Code
- ADA Americans with Disability Act
- ANSI A117.1-2009 Handicap Access Code
- Maryland Accessibility Code

Maryland Amendments to International Residential Code

R303.6.1: Light activation. The control for activation of the required interior stairway lighting shall be accessible at the top and bottom of each stairway without traversing any risers. The illumination of the exterior stairways shall be controlled from inside the dwelling unit.

R310.1: Emergency escape and rescue required. Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue.

R311.7.4: Treads and risers. The maximum riser height shall be 7-3/4 inches (196 mm) and the minimum tread depth shall be 10 inches (254 mm).

R311.10.3: Landings at Doors. There shall be a floor or landing on each side of each exterior door.

R311.7.7: Handrails. Handrails shall be provided on at least one side of stairways consisting of four or more risers (three or more risers per City Housing Code Ordinance #3597). Handrails shall have a minimum height of 34 inches (864 mm) and a maximum height of 38 inches (965 mm) measured vertically from the nosing of the treads.

R302.4.2: Membrane penetrations. Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire resistance rating, recessed fixtures shall be installed so that the required fire resistance rating will not be reduced.

12-24, 25-32, & 33-42: Related to mechanical, plumbing and electrical systems are not within the scope of MBPS. State law governing these areas are set forth in Business Regulation Article, § 9A-205; the Business Occupations and Professions Article, Title 12, Annotated Code of Maryland; and Article 38A, § 3 and §§ 58—66, respectively.

City of Cumberland Amendments to International Residential Code

R301.2(1): Table-Climatic and Geographic Design Criteria.

Roof Snow Load	Wind Speed ^e (mph)	Seismic Design Category ^g	Subject To Damage From:				Winter Design Temp ^f	Ice Shield Under-layment Required ⁱ	Flood Hazards ^h	Air Freezing Index ^l	Mean Annual Temp ^k
			Weathering ^a	Frost Line depth ^b	Termite ^c	Decay ^d					
See Page 3	See Page 3	C	Severe	36"	Moderate to Heavy	Slight to Moderate	12	Yes	1988	1000	50

R301.4: All exterior decks require a 60 lbs./sf minimum uniformly distributed live load design.

Inspections

Inspections are the responsibility of the applicant:

Electrical	Plumbing	Structural
Service	Lateral	Footer
Rough(1)	Rough(1)	Foundation/Framing
Final(2)	Final(2)	Insulation/Final

(1) must be satisfactorily *passed* prior to framing inspection

(2) must be satisfactorily *passed* prior to final structural inspection

Electrical and plumbing trade inspections will be conducted by a certified inspection agency. One set of approved construction drawings shall remain at the job site and accessible for review at all times. All inspection reports shall be submitted to the Department of Community Development prior to the request for the issuance of an *Occupancy Permit*.

STANDARD CONSTRUCTION PLAN ADDENDUM – 2016 BUILDING CODE

GENERAL

- (1) All construction shall be completed in conformance with the City of Cumberland Building Code.
- (2) All applicable inspection shall be conducted in conformance with [X] City [] County and State Law.
- (3) The Addendum **is not** inclusive of all building regulations adopted by City of Cumberland, Allegany County, Maryland. In the event of conflict between this *Addendum* and the *City of Cumberland Building Code*, the *Code* shall prevail

- ◆ Footer depth: 36" below final grade.
- ◆ Footer thickness: Minimum - 6" *.
- ◆ Footer projections: Maximum - Equal to thickness of footer.
Minimum - No less than 2".
- ◆ Excavation for low footings parallel with higher footings shall not invade the higher footer under-space as defined by a line declining 30° from bottom of top footing edge, unless adequate lateral support is provided for material underneath the higher footing.
- ◆ Damp-proofing and a drainage system (footer drains) shall be required around all habitable space below grade.
- ◆ Drainage system requires perforated pipe below habitable space to be protected. The perforated pipe shall be surrounded by stone; 2" under and 6" over pipe, and with stone extending to 12" beyond footer and covered with permeable membrane.
- ◆ Unbalanced fill height is the vertical distance from finished grade outside a foundation wall to the surface of the concrete floor inside. The allowable height of backfill is determined by the size and type of foundation. Limitations for unbalanced fill for concrete and masonry foundations are set forth by *IRC* Table R404.1.2(1) and varies with the soil types as described in *IRC* Table R401.4.1. Walls may be reinforced to modify these limits.
- ◆ Anchor bolts shall be placed 6' on center and within 12" from ends of plates; anchor straps per manufactures specifications.
- ◆ Finished grade shall be vertically separated from top of foundation by a minimum of 6", with the exception of brick where the value may be reduced to 4". Finished grade is required to slope away from foundation at the rate of 6" in 10' (5%), or a swale or drainage trench shall be provided.
- ◆ Crawlspace foundations shall have ventilation equal to 1sf for each 150sf of floor area; if 6 mil. poly vapor barrier is used, the vent requirement is reduced to 1sf for each 1500sf. of floor area. An 18" x 24" (min.) access hole shall be provided. For crawlspaces, minimum clearance height from grade-to-floor is 18", grade-to-beam is 12".
- ◆ All buildings shall comply with the *International Energy Conservation Code 2015 (IECC)*: Practical applications: Ceilings - R-49; Walls - R-20, or R-13 in the wall cavity plus R-5 continuous exterior insulation or insulated siding; Floors - R-19.
- ◆ The ground snow loads (Pg) to be used in determining the design snow loads for roofs are given in IBC, Figure 1608.2 and IRC, Figure R301.2.3. However, the design roof load shall not be less than that determined by IBC Section 1607.

For uniformity, minimum flat-roof design snow loads (Pf) and minimum ground snow loads (Pg) are to be used for various localities within Maryland as follows:

LOCAL ENFORCEMENT AGENCIES	FLAT-ROOF DESIGN SNOW LOADS – Pf	GROUND SNOW LOADS – Pg
Garrett and Allegany	40 psf	55 psf

NOTE: The design snow loads for different types of roofs or conditions, shall be determined in accordance with IBC (Ref: § 1608.1), IRC (Ref: § R301.2.3) and by using the above corresponding values of ground snow loads (Pg).

- ◆ For uniformity, the structure shall be designed to resist wind loads considering the following minimum values:
 - (1) Basic Wind speed V_{3S-3} second gust (mph) (Ref: IBC § 1609.3, IRC § R301.2.1).
Allegany County. 90 mph
 - (2) Wind Importance factor I_w Based on Building Occupancy Category (Ref: IBC Table 1604.5)
Type I and II 1.00
 - (3) Height and Exposure Adjustment coefficient (Ref: IBC § 1609.4 and IRC Table R301.2(3)).
Based on Wind Exposure Category C and Mean Roof Height 30' . . 1.4
- NOTE: (1) The higher design loads will be applicable if:
 - (i) the building is to be located in the site with Wind Exposure Category D, or
 - (ii) the mean roof height is more than 30', or
 - (iii) the building Category is Type III or IV.
- (2) IBC § 1609.1.2 and IRC § R301.2.1.2 require glazed opening protection for buildings located in wind-borne debris regions (Ref: IBC § 1609.2 and IRC § R202).
- ◆ The design and construction of buildings located in flood hazard areas as established by the local enforcement agencies, including flood hazard areas subject to high velocity wave action, shall be designed and constructed in accordance with ASCE 24. (Ref: IBC § 1612.3 and 1612.4, IRC § R322)
- ◆ Guardrails are required where the platform or floor is more than 30" above the floor or grade below. Guardrails shall be at least 36" in height and have intermediate rails or ornamental closures which do not create a ladder effect or

STANDARD CONSTRUCTION PLAN ADDENDUM – 2016 BUILDING CODE (CONT'D)

GENERAL

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allow passage of an object 4" in diameter. Guardrails for stairs shall be at least 34" in height and not allow the passage of a 4^{3/8}" diameter sphere.

- ◆ One window in all sleeping rooms shall be 5.7sf minimum clear opening, minimum width of 20"; minimum height of 24", maximum sill height above floor is 44". If on grade, sleeping room egress window may be reduced to 5.0 sf. (min.) Rooms shall have glazing (i.e. windows) equal to 8% of floor area. These windows shall be "half-openable", unless the room is vented by other mechanical means and provided with artificial light per IRC R303.
- ◆ All stair headroom clearances shall be 6'8" minimum measured vertically from the sloped plane of the stair tread nosing.
- ◆ Attics with over 30" clear space to rafter shall have an access provided by a 22" x 30" (min.) scuttle hole.
- ◆ Smoke detectors are required within all sleeping rooms. Detectors shall be placed on each floor and within immediate vicinity of all sleeping rooms, if applicable. All detectors shall be electrically interconnected with battery back-up.
- ◆ Garages (1) cannot open into a sleeping room; (2) shall have minimum 1/2" drywall on walls and ceilings common to habitable space; (3) shall have 20 minute rated, steel door or 1-3/8" solid wood door separating habitable space; and (4) shall have GFI receptacles required at all accessible locations
- ◆ Fireblocking is required per IRC R602.8, R1001.12 & R1003.12
- ◆ Fireplace, chimney, flue clearance, dimension and materials shall be constructed per IRC Chapter 10.

In the event a discrepancy between the released construction plans and this Addendum, this Addendum shall prevail.

I have read pages 1 through 4. I hereby agree to comply with all regulations and codes, which are applicable hereto. I further agree that any misstatement or misrepresentation of facts presented as part of this application, or change to proposal without approval of the agencies concerned, shall constitute sufficient grounds for the disapproval or revocation of the subject permit. I hereby affirm that I own the property which is the subject of this application; or that I am the duly designated representative of the property owner, and that I possess the legal authority to make this Affidavit on behalf of myself or the owner for whom I am acting. I do solemnly declare and affirm under the penalties of perjury that the contents of this Application are true and correct to the best of my knowledge, information and belief.

APPLICANT'S SIGNATURE: _____

DATE: _____

